LOCATED IN THE E 1/2 NW 1/4, & THE SW 1/4 NE 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, **UINTAH SPECIAL BASE AND MERIDIAN** SURVEYOR'S CERTIFICATE FOUND DUCHESNE COUNTY I, JARED L. WATSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND **ALUMINUM CAP** SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 5047065 AS NORTHEAST CORNER SET CORNER PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER P.O.B. -SECTION 9, T. 1S., R. 1W., NORTH QUARTER CORNER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE NORTHWEST CORNER OF THE U.S.B.&M. SECTION 9, T. 1S., R. 1W., N89° 42' 33"E TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT NE 1/4 OF THE NW 1/4 U.S.B.&M. 33.00' OF LAND INTO LOTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED FOUND MONUMENT SPIKE N89° 42' 33"E 2634.75' AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. -R/W -N89° 42' 33"E 2634.75'-NORTHWEST CORNER N89° 42' 33"E 1317.38' SECTION 9, T. 1S., R. 1W., LOT 2 DAY OF FEBRUARY 20 20 U.S.B.&M. S0° 15' 23"E WATSON 263,481 SQ. FT. JARED L. WATSON PLS 5047065 "BUILDING LOT" 200.00'-6.049 ACRES 200.00' N89° 42' 33"E 1317.43' SUBDIVISION BOUNDARY DESCRIPTIONS OVERALL AS-SURVEYED SUBDIVISION BOUNDARY DESCRIPTION: A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 33.00' WIDE ACCESS EASEMENT 66' COUNTY ROAD #235 R.O.W. 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH FOR ACCESS TO LOT 1 SPECIAL BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS: ALONG EXISTING GRAVEL ROAD S89° 42' 33"W (8000 NORTH) BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST 33.00' QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SAID POINT BEING LOCATED NORTH 89°42'33" EAST A DISTANCE OF 1317.38 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 9: THENCE NORTH 89°42'33" EAST 1317.38 PRESCOTT LAND & FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST LIVESTOCK LLC QUARTER OF SAID SECTION 9: THENCE SOUTH 0°16'19" EAST 1324.38 FEET TO THE **SERIAL #0340** TYLER HASLEM SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID PRD ENTRY #350510 SECTION 9; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE **SERIAL #0344** NORTHEAST QUARTER NORTH 89°36'50" EAST 82.50 FEET; THENCE SOUTH 1°53'44" EAST **CQCD ENTRY #523367** 1325.63 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9: THENCE ALONG SAID LINE SOUTH 89°05'30" WEST 115.50 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°44'03' WEST 1326.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 0°04'47" WEST 1329.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9: THENCE NORTH 0°15'23" WEST 1320.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9. CONTAINING 3,629,414 SQ, FT., OR 83.319 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION -N89° 36' 50"E 82.50' LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY ALONG 8000 NORTH STREET (COUNTY ROAD OWNERS CERTIFICATE N89° 51' 38"E 1317.74' N89° 51' 38"E 1317.74' BE IT KNOWN TO ALL MEN THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PARCEL OF LAND HAS REVIEWED AND APPROVED THIS PLAT. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BETTS ANGUS, LLC, a Utah Limited Liability Company LOT 1 ACCESS EASEMENT DESCRIPTION: 3,365,934 SQ. FT. A 33.00' STRIP OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE 77.27 ACRES KARL DOUGLAS BETTS, NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH Trustee of the Doug Betts Family Trust, dated October 22, 2013, Member SPECIAL BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS: "AGRICULTURAL LOT" BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE BETTS ANGUS SUSAN DENVER-BETTS, MINOR SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THE Trustee of the Doug Betts Family Trust, dated October 22, 2013, Member NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN; THENCE NORTH 89°42'33" EAST 33.00 FEET; THENCE SOUTH 0°15'23" EAST PAUL W BETTS, 200.00 FEET; THENCE SOUTH 89°42'33" WEST 33.00 FEET; THENCE NORTH Trustee of the Betts Family Living Trust, dated August 8, 2003, Member 0°15'23" WEST 200.00 FEET TO THE POINT OF BEGINNING. THE NADINE ZAGER TRUST SERIAL #0341-0001 JULEE JALEE BETTS, CONTAINING 6600 SQ. FT., OR 0.152 ACRES, MORE OR LESS. SWD ENTRY #336914 Trustee of the Betts Family Living Trust, dated August 8, 2003, Member NATHAN PAUL BETTS, Member **LEGEND** RIO JAKOTA BETTS, Member TYLER HASLEM = FOUND SECTION CORNER SERIAL #0344 **ACKNOWLEDGEMENT** CQCD ENTRY #523367 = SET 5/8" REBAR AND CAP County of Duchesne } State of Utah 5/8" REBAR AND CAP = FOUND CORNER AS DESCRIBED ON THE \_\_\_\_ DAY OF\_ WEST QUARTER CORNER PERSONALLY APPEARED BEFORE ME, ---- = SECTION LINE SECTION 9, T. 1S., R. 1W., OLD FENCE CORNER ACCEPTED AS SIXTEENTH CORNER U.S.B.&M. ACKNOWLEDGED TO ME THAT THEY EXECUTED THE = QUARTER SECTION LINE S89° 44' 03"W 1326.76' ---- = SIXTEENTH SECTION LINE N89° 37' 41"W 1314.07' FENCE POST AT TEE = BOUNDARY LINE NOTARY PUBLIC IN AND FOR THE STATE OF UTAH ACCEPTED AS CENTER 1/4 CORNER -S89° 05' 30"W 115.50' — = ADJOINING PROPERTY LINES **RESIDING IN** J W T LAND COMPANY LLC = EXISTING FENCE TYLER HASLEM **SERIAL #0343 SECTION 9** MY COMMISSION EXPIRES: THE NADINE ZAGER TRUST **SERIAL #0344** = COUNTY ROAD RIGHT-OF-WAY LINE SWD ENTRY #427777 SERIAL #0341-0001 CQCD ENTRY #523367 T.1S., R.1W., PROJECT NAME SWD ENTRY #336914 = EXISTING GRAVEL ROAD BETTS ANGUS MINOR SUBDIVISION U.S.B.&M. = = EXISTING 2-TRACK PROJECT LOCATION DUCHESNE COUNTY, UTAH DUCHESNE COUNTY RECORDER APPROVAL: DUCHESNE COUNTY SURVEYOR: DUCHESNE COUNTY PLANNING DIRECTOR APPROVAL: DUCHESNE COUNTY TREASURER APPROVAL SURVEYOR' NARRATIVE: FILED WITH THE DUCHESNE COUNTY SURVEYORS I HEREBY CERTIFY THAT THIS PLAT WAS FILED THE PROPERTY DEPICTED ON THIS PLAT IS CLEAR THE PURPOSE OF THIS SURVEY WAS TO SPLIT OUT A 6 ACRE LOT FROM THE BETTS THE DUCHESNE COUNTY PLANNING DIRECTOR PROPERLY IN THE COUNTY RECORDERS OFFICE **OUTLAW** OF ALL TAXES. ANGUS LLC PARCEL OF LAND (SERIAL #0345) IN SECTION 9, T.1S., R.1W., U.S.B.&M. HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS THIS\_\_\_DAY OF\_\_\_ 1-14-2020 APPROVED. APPROVED THIS A FENCE POST AT AN EXISTING TEE IN THE FENCE WAS ACCEPTED AS THE POSITION FOR ESIGNER: JLW ENTRY # ENGINEERING INC. THE CENTER QUARTER CORNER OF SECTION 9, AS WELL AS AN OLD FENCE POST WAS THIS\_\_\_\_DAY OF REVIEWED: JLW SHEET NO. ACCEPTED AS THE POSTION OF THE WEST CENTER SIXTEENTH CORNER. P.O. BOX 1800 SCALE: 1" = 200' ROOSEVELT, UTAH 84066 43.82 \*ON 24X36 SHEET HORIZONTAL COUNTY TREASURER PLANNING DIRECTOR HALF SCALE FOR 11X17 (435) 232-4321 COUNTY RECORDER SURVEY MAP NUMBER

## BETTS ANGUS MINOR SUBDIVISION